



Offered to the market for CASH BUYERS ONLY, this is a fantastic opportunity to acquire a three-bedroom terraced house situated in the sought-after Old Hanwell area, offering excellent potential for refurbishment and future enhancement.

Extending to approximately 772 sq ft, the property provides well-balanced accommodation comprising a separate reception room, kitchen, three bedrooms, and a family bathroom. While requiring modernisation throughout, the house presents an ideal blank canvas for buyers looking to create a home tailored to their own tastes and specifications, with the opportunity to add significant long-term value.

One of the property's key features is the rear garden, which leads to a private garage accessed from the rear. The outdoor space offers excellent scope for landscaping and potential extension, subject to the usual planning consents, making this an appealing prospect for developers, investors, and experienced buyers seeking a rewarding refurbishment project.

The property is ideally positioned within Old Hanwell, a characterful and increasingly popular part of West London. Located just moments from the River Brent and Boston Road, residents can enjoy easy access to the picturesque Grand Union Canal and the extensive green open spaces of Elthorne Park, which offers a range of recreational and sporting facilities.

Excellent transport connections are available nearby, including Hanwell Station on the Elizabeth Line, providing fast and convenient access to Central London and beyond. Boston Manor Station (Piccadilly Line) is also within easy reach, while a number of local bus routes, including the E8 and 195, serve the surrounding area.

The location is particularly attractive for families, with highly regarded schools nearby including Elthorne Park High School. Hanwell Broadway offers a wide selection of local shops, cafés, restaurants, and traditional pubs, creating a vibrant community atmosphere while retaining the area's village-like charm.

Kitchen

3.44m x 2.78m (11' 3" x 9' 1")

Reception Room

4.16m x 3.45m (13' 8" x 11' 4")

Bathroom

1.83m x 1.37m (6' 0" x 4' 6")

Bedroom 1

3.48m x 3.13m (11' 5" x 10' 3")

Bedroom 2

3.62m x 2.79m (11' 11" x 9' 2")

Bedroom 3

2.51m x 1.98m (8' 3" x 6' 6")

